

Local Coastal Program Planning Grants Application Form

GENERAL INSTRUCTIONS

Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields. Please note that the entire grant application will be public record upon submittal.

Applications are due July 7, 2014. Application packets must be RECEIVED by 5pm July 7, 2014. Proposals must be emailed or mailed; faxed responses will not be considered. Applications will not be deemed complete until an adopted resolution is received for each grant program. **Applications that do not contain the final, adopted resolution(s) by July 7, 2014 will not be considered for funding.** The Coastal Commission and Ocean Protection Council are expected to award grants in early fall 2014.

APPLICANT INFORMATION

Indicate which grant programs you are applying for (can be one or both).

☐ OPC LCP Sea-Level Rise Grant

☒ Coastal Commission LCP Planning Grant

Applicant name (organization): Ventura County Resource Management Agency

PROJECT INFORMATION

Project title (start with name of city or county): Ventura County Local Coastal Program

Amendment: Environmentally Sensitive Habitat Areas (ESHA)

LCP/ LCP Segment: Coastal Area Plan & Coastal Zoning Ordinance

Project location: City / Geographic area: Coastal zone in the unincorporated areas of Ventura County with an emphasis on the Santa Monica Mountains. County: Ventura County

Project timeline: Start date: May 1, 2015

End date: April 30, 2017

Amount of Grant Proposal: \$168,119

MAPS AND PHOTOS

Applications must include one map showing the planning area for the project. Additional photos or maps may be included as attachments if needed to illustrate the proposed project. Please note: any photos and maps you submit are subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, or display, free of charge. Please indicate if crediting is requested for the photos and/or maps.

See Coastal Area Plan Maps, Attachment 5

APPLICATION MATERIALS

1. A PROJECT DESCRIPTION. Provide a clear description of the proposed project. This section should be no more than 5 pages in 12 point font, single-spaced, and should include the following:

- a. **Goals and objectives:** Describe the specific project goals and objectives to be achieved. Goals and objectives should be specific for each year of the work plan presented. Recipients will be required to submit progress reports in which progress against these goals and objectives will be reported. Include a description of how you will accomplish each objective, and how your objectives will accomplish your goals.

See Project Description, Attachment 2

- b. **Approach:** Identify specific tasks to be accomplished; explain the technical approach needed to accomplish the tasks; identify the roles of partners and cooperators; and identify potential obstacles to successful completion of the goals and objectives. Describe how stakeholders will be involved in the planning or assessment process. If the project includes partners, the roles and responsibilities of the partners must be clearly identified.

See schedule below and Project Description, Attachment 2.

2. A WORK PROGRAM AND SCHEDULE. Provide a work program and schedule for implementation of the project, including anticipated benchmarks for LCP or LCP amendment development and review for the project, using the template provided below. For work to be reimbursed using funds from the grant program, the start date must be after authorization is granted after execution of a grant agreement, which will likely be in April 2015 for grants from the OPC and February 2015 for grants from the Commission. For the proposals seeking funding from OPC, all work must be completed by June 30, 2017. For proposals seeking funding from Coastal Commission, work must be completed within two years of the grant agreement start date.

SCHEDULEProposed starting date: March 2, 2015 (consistent with execution of a grant agreement)Estimated completion: March 2, 2017 (consistent with CCC grant expiration date)**WORK PROGRAM**

Ventura County Local Coastal Program Amendment Environmentally Sensitive Habitat Areas (ESHA)	
Objective: <i>Develop policies and implementation standards within the Ventura County LCP (Coastal Area Plan, Coastal Zoning Ordinance) that effectively protect Ventura County's coastal environmentally sensitive habitat areas (ESHA), including ESHA located within the Santa Monica Mountains. Ventura County would request certification from the California Coastal Commission for proposed LCP amendments.</i>	Complete Date: March 2, 2017

Task 1 Project/Grant Management	
Objective: <i>To successfully complete all tasks within the Work Program in accordance with the Project Schedule and Budget.</i>	Projected start/end dates: <i>March 2, 2015 – March 2, 2017</i>
1.1 Project Schedule and Budget Tracking by Project Manager	<i>March 2, 2015 – March 2, 2017</i>
1.2 Project management meetings: Monthly meetings with Project Manager, Project Team (assigned staff and consultant), Long-Range Planning Manager, and project team to review progress and project schedule	<i>March 2, 2015 – March 2, 2017</i>
1.3 Quarterly Meetings: Budget and work progress reviews with RMA Operations	<i>March 2, 2015 – March 2, 2017</i>
1.4 Quality control: RMA management review of all work products	<i>March 2, 2015 – March 2, 2017</i>
1.6 Submittal of Progress Reports to the Grant Funding Agency	<i>Progress reports summarizing the work that was completed during the invoice period will be submitted concurrent with a completed Request for Disbursement Form on a quarterly basis.</i>
Outcome/Deliverables: <i>(1) Management of schedule, budget and deliverables. As needed, the project manager will</i>	

Task 1 Project/Grant Management
<i>reallocate scheduled time and/or the distribution of grant funds to reflect the amount of work necessary to complete particular tasks. The Project Manager will monitor and manage work to ensure adherence to the project schedule (including milestones), project budget, and project deliverables. In addition, Planning Division managers will review all work products to ensure quality control. The objective of project management is to successfully complete all tasks listed within the Work Program prior to the project end date.</i>

Task 2 Amendments to Coastal Area Plan (CAP)	
Objective: <i>Certification of a comprehensive update to ESHA information and policies in the Coastal Area Plan (CAP).</i>	Projected start/end dates: <i>March 2, 2015 – March 2, 2017</i>
2.1: Initiate a work program that would compile and merge <i>existing</i> biological reports with ESHA map data (from CCC staff) and would update geographic sub-area ESHA abstracts (also see 2.4 below). The work program would include tables or visual illustrations needed to supplement written information. (Note: Due to the extent of this work component, it could be implemented over time with assistance from student interns working under the supervision of the Planning Staff Biologist).	<i>Approximately 6 weeks</i> <i>Start Date: March 2015</i> <i>End Date: April 2015</i>
2.2 Reorganize biological resources by type instead of by geographic sub-area.	<i>Approximately 4 weeks</i> <i>Start Date: April 2015</i> <i>End Date: May 2015</i>
2.3 Transfer all instruments necessary to implement the land use plan into the Coastal Zoning Ordinance.	
2.4: Prepare draft procedures to merge <i>existing and new</i> biological reports from privately-initiated projects with pending ESHA map data (from CCC staff) and to regularly update geographic sub-area ESHA abstracts (also see 2.1 above). Coordinate with California Coastal Commission (CCC) staff to determine how ESHA maps can be modified over time and serve as an illustrative record of confirmed ESHA and a tool to help identify potential ESHA resources.	<i>The ESHA Map is currently being developed by Coastal Commission staff and a draft is to be completed in July 2014. As the proposed project progresses, the map may undergo additional revisions.</i> <i>Ongoing as tasks are completed</i> <i>End Date: October 2015</i>
2.4: Develop new policy text, maps and supporting graphics that define development strategies,	<i>Approximately 4 months</i>

Task 2 Amendments to Coastal Area Plan (CAP)	
requirements (policies), guidelines and programs necessary to protect ESHA within the coastal zone. CAP policies will also provide support and guidance for development standards located within the Coastal Zoning Ordinance (CZO), which will include but not be limited to ESHA identification; allowable types of mitigation, required mitigation ratios and other requirements; and fire clearance. CAP policies will also provide clarity on providing reasonable use of a property pursuant to Coastal Act § 30240 and § 30010.	<i>Start Date: May 2015</i> <i>End Date: October 2015</i>
2.5: Coordinate with California Coastal Commission (CCC) staff to help ensure that proposed amendments are consistent with the California Coastal Act.	<i>Ongoing as tasks are completed</i> <i>Start Date: April 2015</i> <i>End Date: October 2015</i>
Outcome/Deliverables: <i>(1) Costal policies that regulate land use located in areas designated ESHA or its buffer and that reflect changed conditions, new information and scientific knowledge, and other significant changed circumstances since the CAP was originally adopted.</i> <i>(2) A Coastal Area Plan (CAP) that provides a detailed description of the biological coastal resources and that explains why Ventura County should preserve the unique Mediterranean ecosystem characteristic of the Santa Monica Mountains and coastal zone.</i> <i>(3) Updated ESHA maps that adequately illustrate the presence (or absence) of ESHA given new scientific information and changes in the natural environment.</i> <i>(4) If warranted, revisions to land use maps or map overlays to reflect updated information or proposed policies that protect ESHA within the Santa Monica Mountains.</i>	

Task 3 Amendments to Coastal Zoning Ordinance (CZO)	
Objective: <i>Certification of a comprehensive update to ESHA standards, regulations, and procedures in the Coastal Zoning Ordinance (CZO).</i>	Projected start/end dates: <i>October 2015 – March 2, 2017</i>
3.1: Incorporate new or amended ESHA terms into CZO Article 2 Definitions.	<i>Ongoing as tasks are completed</i> <i>Start Date: March 2015</i> <i>End Date: April 2016</i>
3.2: Incorporate the protocol for preparing a complete biological resource assessment, which is currently described in the County's Initial Study Assessment Guidelines, into the CZO.	<i>Approximately 4 weeks</i> <i>Start Date: October 2015</i> <i>End Date: November 2015</i>
3.3: Research and compile data on ESHA impact mitigation ratios. Develop draft mitigation ratios for specified biological resources.	

Task 3 Amendments to Coastal Zoning Ordinance (CZO)	
3.4: Research and compile data for restoration plans in the coastal zone, and develop draft standards for restoration plans. To implement these standard(s), develop a draft template for restoration plans that could be incorporated into the CZO as a Technical Appendix.	<i>Approximately 5 months</i> <i>Start Date: November 2015</i> <i>End Date: April 2016</i>
3.5: Research and compile data mitigation banking and in-lieu fee options. Evaluate options and identify preferred off-site mitigation strategies. Develop draft development standards for off-site mitigation.	
3.6: Develop and amend existing development standards that reflect proposed policies in the CAP and that will adequately protect significant coastal biological resources (ESHA).	<i>Approximately 4 months</i> <i>Start Date: December 2015</i> <i>End Date: April 2016</i>
3.7: Coordinate with California Coastal Commission (CCC) staff to help ensure that proposed amendments are consistent with the California Coastal Act.	<i>Ongoing as tasks are completed</i> <i>Start Date: November 2015</i> <i>End Date: April 2016</i>
Outcome/Deliverables: <i>(1) Amendments to ESHA development standards in the CZO will specify allowable uses and the permitted location, type, and scale of new or changed development within ESHA or its buffer.</i> <i>(2) Amendments to the CZO will provide clarity on the economically viable use of a property that is designated ESHA through the establishment of building envelopes and development standards for roads, accessory uses and structures, and fire clearance.</i> <i>(3) Examination of a broader range of protection and mitigation strategies will enable Ventura County to better assess possible uses of alternative approaches such as habitat conservation banking. Should such strategies be permitted or preferred to standard forms of mitigation, those strategies would be articulated within the CZO.</i> <i>(4) Better understanding of biological resource values at risk and what proposed standards would effectively mitigate for the loss or degradation of ESHA.</i> <i>(5) New development standards and amendments to § 8174-4, § 8178-2 Environmentally Sensitive Habitat Areas (ESHA) and § 8177-4 Standards and Procedures for Santa Monica Mountains (M) Overlay will bring the CZO into conformance with current state and federal standards as well as current practices or trends that occurred since the CZO was originally adopted.</i>	

Task 4 Public Outreach / Stakeholder Review	
Objectives: <i>Provide stakeholders (residents, businesses, CCC staff, County agencies, VC Agricultural Commission, etc.) an opportunity to provide input into the LCP planning process and the development, implementation, and enforcement of policies and regulations that protect ESHA.</i>	Projected start/end dates: <i>May 2016 - July 2016</i>

Task 4 Public Outreach / Stakeholder Review	
4.1: Distribute a public notice to coastal zone area residents and interested parties for the draft ESHA text amendments and schedule public meetings to solicit comments.	<i>May 2016</i>
4.2: Prepare for and attend up to two public meetings to be located in conveniently located areas that residents located in the three coastal sub-areas will be inclined to drive to.	<i>Approximately 2 months Start Date: May 2016 End Date: July 2016</i>
4.3: As needed, schedule and attend meetings requested by other Stakeholder groups at County facilities.	<i>Concurrent with public outreach program.</i>
Outcome/Deliverables: <i>(1) Recommendations and objections raised in the public comments shall be summarized with written responses and posted on the County website and/or attached giving reasons why specific comments and suggestions were incorporated into the proposed amendments or were not accepted or the response may take the form of a revision to the draft text amendments.</i>	

Task 5 Technical and Agency Review	
Objective: <i>To ensure proposed LCP Amendments for ESHA are consistent with biological information, state and federal law, Coastal Act Chapter 3 polices, and administrative practice.</i>	Projected start/end dates: <i>June 2015 - August 2016</i>
5.1: Review of CAP and CZO draft text amendments by Ventura County management, County Counsel, and other Ventura County Agencies. Revise CAP and CZO draft text amendments in response to comments.	<i>Ongoing as tasks are completed Start Date: June 2015 End Date: August 2016</i>
5.2 Review of CAP and CZO draft text amendments by a Technical Advisory Committee (TAC) composed of subject-matter experts and representatives from Federal/State wildlife agencies.	<i>Ongoing as tasks are completed Start Date: June 2015 End Date: June 2016</i>
5.2: Review of CAP and CZO draft text amendments by Coastal Commission staff. Revise CAP and CZO draft text amendments in response to comments provided by Coastal Commission staff.	<i>Monthly Meetings Start Date: April 2015 End Date: August 2016</i>
Outcome/Deliverables: <i>(1) Complete the legislative format of the CAP and CZO along with a staff explanation for proposed changes.</i>	

Task 6 Public Hearings	
Objective: <i>Provide a LCP Amendment for ESHA that the County Planning Commission and Board of Supervisors will recommend approval of and</i>	Projected start/end dates: <i>September 2016 – March 2, 2017</i>

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<i>the California Coastal Commission will subsequently certify.</i>	
6.1: Prepare staff report, Resolution, Executive Formatted LCP, and PowerPoint presentation for Planning Commission Hearing. Attend hearing.	<i>Approximately 8 weeks Start Date: September 2016 End Date: October 2016</i>
6.2: Prepare staff report, Resolution, and PowerPoint presentation for Board of Supervisors Hearing. Attend pre-hearing meetings as requested by Board members. Attend hearing.	<i>Approximately 6 weeks Start Date: November 2016 End Date: December 2016</i>
6.3: Prepare for and submit application for an amendment to the certified Local Coastal Program (LCP). Attend CCC hearing(s). Timeline includes CCC staff work needed to prepare recommendations and reports for the hearing.	<i>Approximately 4-5 Months Start Date: December 2016 End Date: March 2, 2017</i> <i>* December 2016 is the County's goal to submit to the CCC the ESHA text amendments to the County's Local Coastal Program (LCP) for certification. The schedule takes into account the 60-day review period afforded to the CCC to review and approve the LCP Amendment pursuant to California Public Resources Code 30512 and 30513; however, the work program does not take into account any time extension provided by Public Resources Code 30517.</i>
Outcome/Deliverables:	
<i>(1) The completion and submittal for certification by the California Coastal Commission of an LCP Amendment that updates ESHA polices and implementing development standards.</i>	

Task 7 Project Implementation	
Objective: <i>Implement the certified amendments to the CAP and CZO through document/website updates, staff training, and preparation of procedural documents.</i>	Projected start/end dates: <i>Start Date: January 2017 End Date: March 2, 2017</i>
7.1: Update Planning Division website and copy/distribute updated documents for staff and members of the public.	<i>January - March 2017</i>
7.2: Initiate staff and consultant training on certified amendments to the CAP and CZO related to ESHA.	<i>January - March 2017</i>
7.3: Prepare updated procedural documents for internal Planning Division use.	<i>January -March 2017</i>

Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These will be used in monitoring grant progress and in grant reporting under approved grant agreement.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Task 1: Grant Management	March 2, 2017
Task 2: Development of ESHA policies to be incorporated into the Coastal Area Plan (CAP).	October 2015
Task 3: Development of ESHA standards, regulations, and procedures to be incorporated into the Coastal Zoning Ordinance (CZO).	April 2016
Task 4: Public Outreach Program	July 2016
Task 5: Technical and Agency Review	Minimum of Two Meetings June 2015 June 2016
Task 6: Public Hearings* Planning Commission Board of Supervisors California Coastal Commission	October 2016 December 2016 March 2017
Task 7: Project Implementation	January - March 2017

** Subject to change based on adopted hearing schedule*

- 3. A BUDGET.** Please provide a proposed budget, including the funding request, total project cost, estimated costs per task, funding sources, and in-kind services.

APPLICATION BUDGET INFORMATION

Funding Request: \$168,119

Total Project Cost: \$223,625

If multiple funding sources are being used, in the funding sources matrix below, list the major tasks of the proposed project and indicate the estimated cost of each, including the source of funding for each task. These tasks should correlate with your overall Work Program. An example follows the matrix. Note that in-kind services are covered separately below.

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PROJECT FUNDING SOURCES (INSERT ADDITIONAL COLUMNS AS NEEDED)

Double-click on table to edit in Excel.

Task Number	Task Name	Total Cost (Excludes "Other Funds")	Allocation of total cost among all funding sources			
			Applicant's Funding	LCP Grant Funding	OPC SLR Grant Funding	Other Funds (define below)
1	Grant Mngmt	\$25,215	\$6,232	\$18,982		\$270,035
2	CAP Amends	\$56,254	\$12,465	\$43,789		
3	CZO Amends	\$46,846	\$12,465	\$34,381		
4	Public Outreach	\$22,021	\$5,194	\$16,827		
5	Technical and Agency Review	\$26,330	\$8,310	\$18,020		
6	Public Hearings	\$36,417	\$12,366	\$24,051		
7	Project Implementation	\$10,542	\$2,473	\$8,069		
SUB-TOTAL		\$223,625	\$59,505	\$164,119	\$0	\$270,035
	GSA Reproduction Costs for LCP			\$2,500		
	Supplies & Materials (Public Outreach mailing, postage)			\$1,500		
SUB-TOTAL				\$4,000		
TOTAL				\$168,119		

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Double-click on table to edit in Excel.

Source of funds	\$ Amount	Status (Committed, Applied, etc)
Coastal Impact Assistance Program (CIAP): Coastal Biology	251,035	Committed
Coastal Impact Assistance Program (CIAP): LCP Update	19,000	Committed
TOTAL	\$ 270,035	

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There are two leveraged resources for this grant application; both projects are funded by the Coastal Impact Assistance Program (CIAP).

- The Coastal Biology project.
- Local Coastal Program (LCP) Update.

The Coastal Biology project received \$251,035 in grant funding and focuses on identifying and conserving ESHA in the coastal Santa Monica Mountains. The LCP Update project received \$589,173 in grant funding and focuses on a wide range of substantive policy or regulatory modifications to the CAP and CZO. Pursuant to the CIAP grant agreement, the performance period expiration date for both projects is December 2016 at which time funding expires.

United States Fish & Wildlife Service (USFWS) administers the CIAP Grant. The Federal Government has yet to determine if the CIAP Grant Program will be extended or authorize more funding. Excess funds (if available) may be sequestered or the program could be reauthorized and the funds distributed to eligible states. Due to the uncertainty of the CIAP Grant Program, Ventura County must apply for other funding sources in order to effectively amend its LCP ESHA policies.

All work conducted under the Coastal Biology will complement Ventura County's proposed scope of work under the 2014 CCC LCP Planning Grant by providing the critical scientific analysis to support and guide amendments to the LCP related to ESHA; leveraged funds equal \$251,035.

While the LCP Amendment project includes a coastal biology component, current funding does not cover the projected funding gap to address the technical issues identified by the Coastal Biology project and the development of ESHA-related policies and development standards. The project will however benefit from the minor amendments to ESHA currently underway, specifically the reorganization and omission of duplicate and redundant ESHA related text in the County's CAP and CZO; leveraged funds equal \$19,000.

In-kind Services: \$59,505

In-kind services or contributions include staff time, volunteer time and materials contributed to the project. Please describe and estimate value, and differentiate between expected in-kind contributions and contributions (work or other types of contributions) already obtained/completed.

The County is committed to amending its LCP ESHA policies, and will therefore be committing significant in-kind resources to ensure that this project will be successful. The County will fund one Planning Manager, administrative personnel, and community outreach and implementation materials that provide guidance for County staff, consultants and the public.

BUDGET SUMMARY

Grant Application Budget Form

Please use the following form to fill in your estimated budget. Double click on the table to open in excel. Fill in the fields shaded in blue.

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	Other Funds
Personnel				
Salaries and wages ¹	\$35,861	\$ 65,933		
Benefits ²	\$14,345	\$ 26,374		
<i>Total Personnel</i>	\$50,206	\$ 92,307	\$ -	\$ 270,035
Consultants³				
Subcontractor A	\$ -	\$ 53,350		
Subcontractor B (etc.)	\$ -	\$ -		
Total Consultants	\$ -	\$ 53,350	\$ -	\$ -
Operating Expenses				
Postage/Shipping		\$ 1,500		
Supplies/Materials ⁴		\$ 2,500		
Travel ⁵				
Indirect Costs	\$9,299	\$ 18,462		
Total Operating Expenses	\$9,299	\$ 22,462	\$ -	\$ -
Total Budget	\$59,505	\$ 168,119	\$ -	\$ 270,035

See Attachment 3 and 3a for an explanation of rates and hours for each position for which funds are being requested.

- 4. A RESOLUTION (S) FROM THE APPLICANT'S GOVERNING BODY.** A separate resolution is required for each of the grant programs (see sample Resolutions in [Attachment A](#) (Coastal Commission) and [Attachment B](#) (OPC)). Please submit a resolution that contains the following authorizations: 1) authority to submit the proposal, 2) authority to enter into a grant agreement if the grant is awarded, and 3) designation of the applicant's authorized representative (name and title). For the OPC LCP SLR grant program, a resolution from the applicant's governing body (i.e. City Council, Board of Supervisors, Port Commission) committing to submit to the Commission an amendment to update the LCP (or other plan as applicable) to address sea-level rise is required as part of the application.

See Attachment 4 for Ventura County's Board of Supervisors Resolution.

¹ Amount requested for benefits not to exceed 40% of amount requested for salary or wage.

² All subcontractors must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

³ Include a list of the major supplies and materials and how much they cost.

SUPPLEMENTAL FORM A – COASTAL COMMISSION LCP GRANT PROGRAM

See Attachment 5 for the Ventura County response to Supplemental Form A.

Adopted Priorities and Criteria

In addition to the project description required in part I of the application materials, provide a clear, detailed description of how the project addresses each of the Coastal Commission LCP grant adopted priorities and criteria, listed below. Please limit to five pages.

1. Public Benefit/Significance

- Please describe the extent to which the proposed LCP planning project will: (1) address issues of statewide significance and (2) maximize public benefits of the coast. These benefits can include: preserving and enhancing coastal habitat, protecting, providing and enhancing public access, protecting priority land uses such as agriculture, coastal dependent development or recreation, Smart Growth and sustainable development initiatives, protecting and providing lower cost visitor and recreational opportunities, and addressing climate change and sea-level rise. Provisions for citizen participation must be a part of the work program.

2. Relative Need for LCP Update/Extent of Update

- Describe the need for the proposal. For example, when was the LCP last updated in whole or in part? Is there an urgency related to the specific planning issues to be addressed? What is the scope of the effort? Please identify the specific elements of the LCP that you are targeting to be updated. Is it targeted to a particular geographic or policy area or to the entire jurisdiction? Does the LCP need to be reformatted or reorganized to improve the clarity and utility of the document and how it relates to other planning documents? Describe how the proposed planning project will be effective in conserving and protecting coastal resources, and how the proposed project builds upon or complements existing efforts that may be underway or completed for your jurisdiction.

3. Addressing the Effects of Climate Change

- Please describe how the proposed project addresses the effects of climate change, including sea-level rise and other coastal hazards. How will it address shoreline protection, planned retreat and redevelopment of existing shoreline and blufftop development? How will it address other issue areas affected by climate change, such as changes in habitat, fire hazards, and transportation and land use policies to facilitate reductions in greenhouse gas emissions and vehicle miles travelled?

4. Likelihood of Success/Effectiveness

- Please describe the planning process, steps or mechanisms for coordination with the Coastal Commission staff and the public, and how this grant would advance that process. Please describe the factors that will contribute to the success and effectiveness of your project. Consider the following questions in your response:
 - i. What steps or measures are proposed to help ensure that this effort will be successfully completed and implemented? If your jurisdiction is not yet certified, please explain the factors that make the success of this planning effort more likely. Similarly, if your jurisdiction previously received LCP grant funds, explain the factors that make the success of this planning effort more likely.
 - ii. What is the level of support for the project? Please describe or include information that shows support for the project such as resolutions of intent and endorsement for the proposed work, matching funds or other complementary efforts.
 - iii. Is LCP or related planning work already underway? How will this grant support and further that effort?

5. Workload and Permit Streamlining

- Describe how this project may contribute to a more efficient and streamlined permitting and post-certification process.

6. Project Integration/Leverage/Matching Funds

- Please describe how this grant application will contribute to efficient use of informational resources, and any existing resources. What other grant funds have been committed or applied for? Are any matching funds or significant in-kind resources available? What other planning work (such as through the Ocean Protection Council, Coastal Conservancy or the Strategic Growth Council) is being undertaken that could help further the LCP effort? If other resources are limited or unavailable, describe the hardship circumstances that may warrant waiver of these considerations.

Questions

Coastal Commission staff can assist local governments during preparation of LCP grant applications. Please send questions on the Coastal Commission grant application process to **Hilary Papendick, Statewide LCP Grant Coordinator, via email at LCPGrantProgram@coastal.ca.gov, or by phone at (415) 904-5294.** Questions regarding the LCP process and update approach should be directed to the relevant Coastal Commission district contact person, via phone or email. LCP Grant contacts for the district offices are listed below.

California Coastal Commission Local Coastal Plan Grant Application

PROJECT DESCRIPTION

Introduction: Ventura County is requesting a total of \$168,119 in financial assistance for the purpose of updating the County's Local Coastal Program (LCP) policies and implementing actions related to Environmentally Sensitive Habitat Areas (ESHA).

Goals/Objectives: If selected as a recipient of the LCP Planning Grant, ESHA will be afforded an in-depth evaluation as a targeted segment of the LCP update. Our goals and objectives under the California Coastal Commission's (CCC) LCP Planning Grant are as follows:

- Develop ESHA policies within the Coastal Area Plan (CAP) and supporting technical appendices that reflect recent analyses and allow for appropriate protection of significant biological resources in the coastal zone;
- Establish development standards in the Coastal Zoning Ordinance (CZO) that are consistent with ESHA policies in the CAP and that maintain the ecological integrity of the Mediterranean ecosystems of the coastal Santa Monica Mountains;
- Identify mitigation strategies and standards within the Coastal Zoning Ordinance (CZO) to compensate for unavoidable impacts to ESHA from permitted development projects; and
- Prepare implementation materials that provide guidance for County staff and consultants when conducting site-specific biological evaluations using the ESHA identification methodology, conducting historical and regulatory analyses of disturbed areas, and selecting mitigation options.

Eligible Projects: The proposed project would meet the following CCC LCP Grant Program adopted priorities.

- o Planning and/or zoning work to significantly update certified LCPs or LCP segments, in whole or in part, to reflect changed conditions, new information and scientific knowledge, new programs and policies, or other significant changed circumstances.
- o Completion of updated resource studies or other potential components needed to complete a LCP submittal or LCP amendment may only be eligible if they are a part of an LCP Amendment or submittal that otherwise ranks high on the criteria for grant awards, such as a high likelihood of success to address an important coastal resource issue or set of issues.

Proposed Work Program: New development is required to avoid the most biologically-sensitive habitat onsite wherever feasible while assuring consistency with other LCP policies. Given the ongoing cumulative loss of habitat and the uncertain success of habitat restoration projects, a range of a range of policies will be explored with the goal of designing a project that preserves as much contiguous habitat as possible and avoids impacts to ESHA to the maximum extent. In addition to proposed amendments to Ventura County's CAP and CZO discussed below, the work program includes public outreach, decision-making hearings, and administrative tasks.

1) Coastal Area Plan (CAP):

- *Minor Policy Changes:* The changes proposed would update abstracts describing biological resources to accurately reflect existing conditions, and defining characteristics of the biological resources would be described in detail.
- *Definition of ESHA:* The definition of ESHA provided in Ventura County's CAP (and CZO), while consistent with the Coastal Act, will be updated to acknowledge recent guidance from the Coastal Commission for habitats in the Santa Monica Mountains ecosystem. In particular the ecological significance of chaparral and other upland habitats will be acknowledged and elaborated.
- *Develop ESHA-related policies:* New policies would be developed to ensure that future development avoids or minimizes impacts to areas defined as ESHA and limits habitat fragmentation in the Santa Monica Mountains. For example, policies would require the use of siting and clustering techniques that avoid or reduce impacts to ESHA and minimize habitat fragmentation, limit night-lighting, and require the minimum amount of vegetation clearance needed for fire protection purposes.
- *Revise ESHA Map for the Santa Monica Mountains:* Since certification of its LCP, the County's ESHA maps have not been updated. Coastal Commission staff recently produced an ESHA map for the coastal Santa Monica Mountains in LA County and a similar map is being produced for Ventura County. The updated ESHA map would be used together with the on-site ESHA identification methodology to assist Coastal Commission staff, County planners, project applicants, and members of the public who wish to obtain information about the presence of ESHA in the Santa Monica Mountains.

2) Coastal Zoning Ordinance (CZO):

- *Site-Specific Biological Evaluations:* The CZO does not state the requirement for a biological assessment and when and how it should be prepared. Requirements for conducting site-specific biological evaluations and field observations to identify ESHA would be specified in the CZO.
- *Establish Development Standards:* To avoid the potential for 'takings' on parcels where all feasible building sites are ESHA or ESHA buffer, the CCC has implemented through permit actions in the Santa Monica Mountains, a maximum development area of 10,000 square feet. Although this approach has minimized impacts to ESHA it fails to observe Coastal Act Policy 30250 and requiring new development to be located within, contiguous with, or in close proximity to, existing developed areas. Ventura County would evaluate a range of development standards that help ensure "large contiguous areas of relatively pristine habitat" are preserved in the Santa Monica Mountains by clustering and concentrating development in areas better able to accommodate development. Wildlife dispersal corridors would be identified as areas to be avoided, development would be required to be sited to minimize hydrologic changes and sedimentation, specifications for fire management and defensible space would be improved, and disturbed areas associated with other projects combined

thereby minimizing impacts to ESHA during project development.

- *Establish mitigation measures:* Current resource protection standards in the County's LCP are lacking sufficient detail to consistently mitigate unavoidable impacts to biological resources. Ventura County would describe mitigation ratios and a hierarchy of mitigation options, and develop guidelines and protocols for onsite and offsite mitigation within the CZO. Provisions would be added that define requirements for restoration and mitigation monitoring plans, including performance criteria for projects that include habitat restoration and enhancement. Offsite mitigation would include options such as the purchase of equivalent areas of equal or greater biological value and an in-lieu fee sufficient to compensate for the loss of ESHA.

Need for LCP Update/Extent of Update: The existing configuration of parcels in the Santa Monica Mountains lends itself to a patchwork of isolated development sites. Where actions during project design, construction and operation cannot avoid impacts, Ventura County's current mitigation is to require onsite restoration or enhancement of ESHA and a conservation easement over those remaining areas that are designated ESHA. Where Ventura County is challenged is when the entire parcel is designated ESHA resulting in off-site mitigation that is not always consistently applied across projects, and does not necessarily serve the goal of preserving larger contiguous areas of ESHA. The County has attempted to develop a more consistent approach to mitigation in practice, e.g. by linking required mitigation ratios to the rarity of impacted habitat, yet there remains a clear need for the County to standardize its mitigation ratios and procedures and to formalize these standards in its LCP.

To advance the preservation and enhancement of larger, contiguous areas of ESHA, Ventura County also needs to explore alternative ESHA policies such as those developed by Malibu and Los Angeles County in their LCPs. This is most evident in the Santa Monica Mountains, which fall within the jurisdictional boundaries of Ventura County, Los Angeles County and the City of Malibu.

- *City of Malibu:* The City of Malibu's certified LCP includes the CCC's Habitat Impact Mitigation In-Lieu Fee Program. When a development area is designated on a parcel that contains ESHA, the applicant is required to pay a fee of \$12,000 per acre to the Habitat Mitigation Fund administered by the Santa Monica Mountains Conservancy to mitigate adverse impacts to ESHA within the development area, fire access clearance, and irrigated fuel modification zones. A \$3,000 per acre in-lieu fee is also collected for non-irrigated fuel modification areas located in ESHA. Collected fees are used for the acquisition or permanent preservation of ESHA in the Santa Monica Mountains.
- *Los Angeles County:* The pending certification of the County of Los Angeles' LCP includes a Resource Conservation Plan (RCP), to which the County will commit up to \$2,000,000 for the strategic purchase of private properties containing Sensitive Environmental Resource Areas (SERAs). Within the RCP, the County will track the habitat mitigation fees that would have been collected under the CCC's Habitat Impact Mitigation In-Lieu Fee Program (see City of Malibu above) for each individual coastal development permit that includes the removal of SERAs. Potential in-lieu fees will then be subtracted from the RCP account for

habitat acquisition. For the first five years following certification of the LCP, Los Angeles County will conduct an in-lieu fee study to determine the effectiveness of its program when compared to the City of Malibu approach. Following that five-year period, the County will use the new fee that is approved pursuant to an LCP amendment for purposes of tracking progress and success of the RCP.

Since the adoption of the Coastal Act in 1976, Malibu and Los Angeles County have responded to changed circumstances related to ESHA by re-evaluating the methods used to address impacts to ESHA due to development. This project will draw upon and benefit from the experience gained through the efforts of the City of Malibu and the County of Los Angeles to identify the most effective mitigation strategies for Ventura County. LA County's proposed in-lieu fee study, for example, may help Ventura County evaluate the potential use of an in-lieu fee program as a mitigation option.

Leveraged Resources/Previous Analyses: Ventura County currently has two projects funded through the Coastal Impact Assistance Program (CIAP) which are supporting the update of its LCP:

- The Coastal Biology project.
- The Local Coastal Program (LCP) Update.

Federal CIAP funds for both projects include a broad range of tasks with a common objective of developing updated policies and guidelines for the identification and protection of significant coastal biological resources. Pursuant to the CIAP grant agreement, the performance period expiration date for both projects is December 2016 at which time funding expires. Both projects offer a unique opportunity to leverage past and ongoing work.

To date, the Coastal Biology project has completed the following tasks: (1) preparation of GIS maps for spatial and non-spatial data on known biological resources in the coastal zone; (2) initial study assessment guidelines that describe the requirements and format of biological assessment reports have been adopted; and, (3) an interim report identifying the current pattern of ESHA removal and the estimated acreage of future removal. The development of an ESHA assessment methodology, is also nearly complete. Uncompleted tasks include guidelines and standards for on-site and off-site mitigation, the development of recommendations for LCP revisions that address ESHA, and the development and distribution of educational materials for ESHA.

The LCP Update project includes a wide range of substantive policy and regulatory modifications to the CAP and CZO. Phase I of the LCP Update was certified in February 2013 and focused on correcting errors, explaining regulatory intent, and amending text and graphic content to address new laws, technology and standard practices that emerged since the LCP was certified in 1983. Proposed text amendments included in the Phase II LCP Update primarily address resource-related areas such as tree protection, archaeology/paleontology, landscape (water resources), and the coastal trail. Other targeted areas include parking and sign regulations, and film permits.

Although current CIAP funding limits the County's ability to provide a comprehensive update to the LCP ESHA policies and development standards, the work performed under the CIAP projects will have laid the groundwork for updated ESHA policies and implementing measures to be incorporated into the LCP. In addition to monthly meetings with CCC staff to review proposed text amendments included in Phase II of the LCP Update, CCC staff is reviewing the County's draft ESHA identification methodology. As coastal biology is a key area of interest within the California Coastal Act, CCC and Ventura County planning staff envision that technical information developed under the Coastal Biology project will be used as the basis for amendments to the Ventura County LCP. As a result, work already accomplished would be transformed into an effective regulatory format and certified document under the proposed LCP Update project.

Ventura County has demonstrated its willingness and commitment to complete a comprehensive update of its LCP. To continue this endeavor, the LCP must include clearly articulated policies and development standards that address ESHA. In the absence of reliable coastal biological resource policies, ESHA will continue to be degraded and its ecological value compromised through the subdivision and development process.

Likelihood of Success/Effectiveness: Proposed amendments to the LCP ESHA policies are likely to result in a substantial level of public controversy and comment. The County's public outreach program is designed to engage the entire community throughout the process and includes public outreach meetings and a website devoted to the LCP Update to inform the public of the County's progress and to get feedback on draft text amendments. Additionally, a Technical Advisory Committee (TAC) formed for the Coastal Biology Project will bring the best available science, information and analytical insight to the effort. Proposed text amendments will be carefully and clearly articulated to the Planning Commission and Board of Supervisors so that County decision-makers are knowledgeable of the proposed changes and can make an informed decision on ESHA LCP amendments.

The scope of work would be performed by the Planning Division's Staff Biologist, a Senior Planner and a consultant biologist. The consultant would be responsible for assisting the Planning Staff Biologist develop ESHA policies and mitigation strategies that are in compliance with the California Coastal Act Chapter 3 and the County's LCP. The consultant will be selected based on his/her knowledge of coastal biological resources in Ventura County, the Coastal Act, and familiarity with effective mitigation measures for the protection of ESHA.

Summary: Additional funds will be needed to develop regulatory documents that preserve significant biological resources within the Santa Monica Mountains and the Ventura County coastal zone. Grant funds would be used to develop ESHA policies, scientifically-supported development standards for ESHA preservation, policy-based mitigation strategies, technical reviews, public outreach, CCC coordination, public hearings, and project implementation. Without the requested additional financial support, a substantial work effort related to Ventura County's coastal biology and ESHA will not result in LCP amendments that affect the discretionary review process.

ATTACHMENT 3 EXPLANATION OF RATES

Rates/Benefits/Indirect Costs/Supplies and Materials

A total of six individuals will be assigned to the LCP Update for ESHA policies. The hourly rate was for each individual with the exception of the consultant was determined by adding a five percent (5%) increase to each year of the project (2015/2016/2017) and taking the average of the three years (Total: \$65,934). With reference to the consultant, an estimate of \$190 per hour was assumed for a Senior Biologist and \$100 per hour for an Associate Biologist (Total: \$53,350). The current benefits (Total: \$26,374) and indirect costs (Total: \$18,462) are calculated at 40% and 20% of the average salary, respectively. Indirect costs include a pro rata share of rent, utilities, and salaries for administrative assistants and accounting personnel. Supplies and Materials included the following: (1) Reproduction of the Updated Local Coastal Program (Coastal Area Plan and Coastal Zoning Ordinance) for planning staff, other County agencies, and the public (\$2,500); (2) Public Outreach and discretionary hearing notices, postage, posters, and other office supplies (\$1,500).

Personnel

Rosemary Rowan, Manager Long Range Planning Division: Ms. Rowan has a comprehensive knowledge of coastal area plan principles and has the ability to manage multiple complex programs and coordinate with various levels of government and public individuals and groups. Ms. Rowan will be responsible for the overall supervision of the LCP update including but not limited to reviewing draft text amendments and attending meetings and discretionary hearings.

Jennifer Welch, Senior Planner: Ms. Welch is currently assigned and acting as the project manager for the Phase II LCP Update. Ms. Welch will be responsible for data collection and analysis, Local Coastal Plan text amendments, public outreach, report preparation, and presenting the LCP Update during the discretionary hearing process.

Mark Ogonowski, Staff Biologist: Mr. Ogonowski is currently assigned to complete the Coastal Impact Assistance Program (CIAP) Coastal Biology project and would be responsible for providing the technical data and supporting evidence to back proposes Coastal Area Plan policies and zoning ordinance implementing measures. Mr. Ogonowski will also oversee the Technical Advisory Committee (CAP) and assist Ms. Welch in the development of policies, development standards and mitigation strategies.

Planner I/II: A Planner I/II will assist Jennifer Welch in a supporting role and will be responsible for collecting, analyzing and interpreting data, formulating recommendations and providing information and coordination throughout the planning effort.

Geographic Information System (GIS) Analyst: The GIS Analyst will be responsible for developing applications to for querying and analysis of data within the GIS database. Tasks associated with the Coastal Area Plan include the preparation of updated Environmentally Sensitive Habitat Area (ESHA) maps in consultation with Coastal Commission staff.

* See Attachment 3a LCP Update Budget Excel Sheet for a detailed breakdown of estimated hours, rates, and costs associated with the project.

LCP Update: CCC LCP Planning Grant Application

LCP Update for Coastal Biological Resources (ESHA)

				DIRECT COSTS							
				APPLICANT FUNDING (In-Kind)			GRANT FUNDING				TOTAL
PERSONNEL	Hourly Rate	# of Hours	Salary	Salaries, Wages	Benefits	Subtotal	Biological Consultant	Salaries, Wages	Benefits	Subtotal	Salaries, Wages, Benefits
Task 1. Grant Management (Team Meetings, Budget Tracking & Progress Reports)											
Planning Manager	\$ 61.83	60	\$ 3,710	\$ 3,710	\$ 1,484	\$ 5,194					\$ 5,194
Planner IV	\$ 45.67	50	\$ 2,284					\$ 2,284	\$ 913	\$ 3,197	\$ 3,197
Biologist	\$ 40.13	40	\$ 1,605					\$ 1,605	\$ 642	\$ 2,247	\$ 2,247
Biological Consultant (Senior)	\$ 190.00	40	\$ 7,600				\$ 7,600				
County Consultant Contract Management ¹											
Task 1 Total:		190	\$ 15,199	\$ 3,710	\$ 1,484	\$ 5,194	\$ 7,600	\$ 3,889	\$ 1,555	\$ 5,444	\$ 10,638
Task 2. Coastal Area Plan (CAP) Policies & Related Technical Appendices											
Planning Manager	\$ 61.83	120	\$ 7,420	\$ 7,420	\$ 2,968	\$ 10,387					\$ 10,387
Planner IV	\$ 45.67	130	\$ 5,937					\$ 5,937	\$ 2,375	\$ 8,312	\$ 8,312
Planner III (Biologist)	\$ 40.13	125	\$ 5,016					\$ 5,016	\$ 2,007	\$ 7,023	\$ 7,023
Planner I/II	\$ 33.09	50	\$ 1,654					\$ 1,654	\$ 662	\$ 2,316	\$ 2,316
GIS Analyst	\$ 56.00	100	\$ 5,600					\$ 5,600	\$ 2,240	\$ 7,840	\$ 7,840
Biological Consultant (Senior)	\$ 190.00	30	\$ 5,700				\$ 5,700				
Biological Consultant (Associate)	\$ 100.00	75	\$ 7,500				\$ 7,500				
Task 2 Total:		630	\$ 38,827	\$ 7,420	\$ 2,968	\$ 10,387	\$ 13,200	\$ 18,208	\$ 7,283	\$ 25,491	\$ 35,878
Task 3. Coastal Zoning Ordinance (CZO) Development Standards											
Planning Manager	\$ 61.83	120	\$ 7,420	\$ 7,420	\$ 2,968	\$ 10,387					\$ 10,387
Planner IV	\$ 45.67	130	\$ 5,937					\$ 5,937	\$ 2,375	\$ 8,312	\$ 8,312
Planner III (Biologist)	\$ 40.13	125	\$ 5,016					\$ 5,016	\$ 2,007	\$ 7,023	\$ 7,023
Planner I/II	\$ 33.09	50	\$ 1,654					\$ 1,654	\$ 662	\$ 2,316	\$ 2,316
Biological Consultant (Senior)	\$ 190.00	30	\$ 5,700				\$ 5,700				
Biological Consultant (Associate)	\$ 100.00	75	\$ 7,500				\$ 7,500				
Task 3 Total:		530	\$ 33,227	\$ 7,420	\$ 2,968	\$ 10,387	\$ 13,200	\$ 12,608	\$ 5,043	\$ 17,651	\$ 28,038
Task 4. Public Outreach											
Planning Manager	\$ 61.83	50	\$ 3,092	\$ 3,092	\$ 1,237	\$ 4,328					\$ 4,328
Planner IV	\$ 45.67	75	\$ 3,425					\$ 3,425	\$ 1,370	\$ 4,795	\$ 4,795
Planner III (Biologist)	\$ 40.13	80	\$ 3,210					\$ 3,210	\$ 1,284	\$ 4,495	\$ 4,495
Planner I/II	\$ 33.09	50	\$ 1,654					\$ 1,654	\$ 662	\$ 2,316	\$ 2,316
Biological Consultant (Senior)	\$ 190.00	10	\$ 1,900				\$ 1,900				
Biological Consultant (Associate)	\$ 100.00	10	\$ 1,000				\$ 1,000				
Task 4 Total:		275	\$ 14,281	\$ 3,092	\$ 1,237	\$ 4,328	\$ 2,900	\$ 8,290	\$ 3,316	\$ 11,606	\$ 15,934
Task 5. LCP Amendment Reviews & Revisions (Planning Division, CCC Staff)											
Planning Manager	\$ 61.83	80	\$ 4,946	\$ 4,946	\$ 1,979	\$ 6,925					\$ 6,925
Planner IV	\$ 45.67	60	\$ 2,740					\$ 2,740	\$ 1,096	\$ 3,836	\$ 3,836
Planner III (Biologist)	\$ 40.13	80	\$ 3,210					\$ 3,210	\$ 1,284	\$ 4,495	\$ 4,495
Planner I/II	\$ 33.09	40	\$ 1,323					\$ 1,323	\$ 529	\$ 1,853	\$ 1,853
Biological Consultant (Senior)	\$ 190.00	20	\$ 3,800				\$ 3,800				
Biological Consultant (Associate)	\$ 100.00	20	\$ 2,000				\$ 2,000				
Task 5 Total:		300	\$ 18,020	\$ 4,946	\$ 1,979	\$ 6,925	\$ 5,800	\$ 7,274	\$ 2,910	\$ 10,184	\$ 17,109

LCP Update: CCC LCP Planning Grant Application

LCP Update for Coastal Biological Resources (ESHA)

				DIRECT COSTS							
				APPLICANT FUNDING (In-Kind)			GRANT FUNDING				TOTAL
PERSONNEL	Hourly Rate	# of Hours	Salary	Salaries, Wages	Benefits	Subtotal	Biological Consultant	Salaries, Wages	Benefits	Subtotal	Salaries, Wages, Benefits
Task 6. Public Hearings (Planning Commission, Board of Supervisors, California Coastal Commission)											
Planning Manager	\$ 61.83	125	\$ 7,729	\$ 7,729	\$ 3,092	\$ 10,820					\$ 7,729
Planner IV	\$ 45.67	150	\$ 6,851					\$ 6,851	\$ 2,740	\$ 9,591	\$ 9,591
Planner III (Biologist)	\$ 40.13	100	\$ 4,013					\$ 4,013	\$ 1,605	\$ 5,618	\$ 5,618
Biological Consultant (Senior)	\$ 190.00	20	\$ 3,800				\$ 3,800				
Biological Consultant (Associate)	\$ 100.00	20	\$ 2,000				\$ 2,000				
Task 6 Total:		415	\$ 18,592	\$ 7,729	\$ 3,092	\$ 10,820	\$ 5,800	\$ 10,864	\$ 4,345	\$ 15,209	\$ 22,938
Task 7. Project Implementation (Training and Updated Procedural Documents)											
Planning Manager	\$ 61.83	25	\$ 1,546	\$ 1,546	\$ 618	\$ 2,164					\$ 1,546
Planner IV	\$ 45.67	25	\$ 1,142					\$ 1,142	\$ 457	\$ 1,598	\$ 1,598
Planner III (Biologist)	\$ 40.13	50	\$ 2,007					\$ 2,007	\$ 803	\$ 2,809	\$ 2,809
Planner I/II	\$ 33.09	50	\$ 1,655					\$ 1,655	\$ 662	\$ 2,316	\$ 2,316
Task 7 Total:		150	\$ 6,349	\$ 1,546	\$ 618	\$ 2,164	\$ -	\$ 4,803	\$ 1,921	\$ 6,724	\$ 8,270
Tasks 1 - 7 Totals:		2490	\$ 144,496	\$ 35,861	\$ 14,345	\$ 50,206	\$ 48,500	\$ 65,934	\$ 26,374	\$ 92,308	\$ 138,804
GSA REPRODUCTION FEES											
LCP (CAP & CZO)											
Subtotal											
SUPPLIES											
Public Meeting Notices	3 mailings, printing, postage, envelopes, mailing setup fees										
Printed Information	flyers, newsletters, maps, brochures, workshop materials										
Subtotal											
LCP UPDATE TOTAL											
Personnel											
GSA Reproduction Fees											
Supplies											
Total											

¹ Contract services is calculated as a flat fee (10% of biological consultant costs)

ATTACHMENT 3a

Ventura County Planning Division

INDIRECT COSTS			ALL COSTS		
TOTAL	APPLICANT	GRANT	APPLICANT	GRANT	TOTAL
Total Indirect Costs (20%)	Indirect Costs	Indirect Costs	Salaries, Wages, Benefits, Indirect	Salaries, Wages, Benefits, Indirect, Flat Fee ¹	Salaries, Wages, Benefits, Indirect, Flat Fee ¹
\$ 1,039	\$ 1,039		\$ 6,232	-	\$ 6,232
\$ 639		\$ 639	\$ -	\$ 3,836	\$ 3,836
\$ 449		\$ 449	\$ -	\$ 2,697	\$ 2,697
				\$ 7,600	\$ 7,600
				\$ 4,850	\$ 4,850
\$ 2,128	\$ 1,039	\$ 1,089	\$ 6,232	\$ 18,983	\$ 25,215
\$ 2,077	\$ 2,077		\$ 12,465	-	\$ 12,465
\$ 1,662		\$ 1,662		\$ 9,974	\$ 9,974
\$ 1,405		\$ 1,405		\$ 8,427	\$ 8,427
\$ 463		\$ 463		\$ 2,779	\$ 2,779
\$ 1,568		\$ 1,568		\$ 9,408	\$ 9,408
				\$ 5,700	\$ 5,700
				\$ 7,500	\$ 7,500
\$ 7,176	\$ 2,077	\$ 5,098	\$ 12,465	\$ 43,789	\$ 56,254
\$ 2,077	\$ 2,077		\$ 12,465	-	\$ 12,465
\$ 1,662		\$ 1,662		\$ 9,974	\$ 9,974
\$ 1,405		\$ 1,405		\$ 8,427	\$ 8,427
\$ 463		\$ 463		\$ 2,779	\$ 2,779
				\$ 5,700	\$ 5,700
				\$ 7,500	\$ 7,500
\$ 5,608	\$ 2,077	\$ 3,530	\$ 12,465	\$ 34,381	\$ 46,846
\$ 866	\$ 866		\$ 5,194	-	\$ 5,194
\$ 959		\$ 959		\$ 5,754	\$ 5,754
\$ 899		\$ 899		\$ 5,393	\$ 5,393
\$ 463		\$ 463		\$ 2,779	\$ 2,779
				\$ 1,900	\$ 1,900
				\$ 1,000	\$ 1,000
\$ 3,187	\$ 866	\$ 2,321	\$ 5,194	\$ 16,827	\$ 22,021
\$ 1,385	\$ 1,385		\$ 8,310	-	\$ 8,310
\$ 767		\$ 767		\$ 4,604	\$ 4,604
\$ 899		\$ 899		\$ 5,393	\$ 5,393
\$ 371		\$ 371		\$ 2,223	\$ 2,223
				\$ 3,800	\$ 3,800
				\$ 2,000	\$ 2,000
\$ 3,422	\$ 1,385	\$ 2,037	\$ 8,310	\$ 18,020	\$ 26,330

Ventura County Planning Division

INDIRECT COSTS			ALL COSTS		
TOTAL	APPLICANT	GRANT	APPLICANT	GRANT	TOTAL
Total Indirect Costs (20%)	Indirect Costs	Indirect Costs	Salaries, Wages, Benefits, Indirect	Salaries, Wages, Benefits, Indirect, Flat Fee ¹	Salaries, Wages, Benefits, Indirect, Flat Fee ¹
\$ 1,546	\$ 1,546		\$ 12,366	-	\$ 12,366
\$ 1,918		\$ 1,918		\$ 11,509	\$ 11,509
\$ 1,124		\$ 1,124		\$ 6,742	\$ 6,742
				\$ 3,800	\$ 3,800
				\$ 2,000	\$ 2,000
\$ 4,588	\$ 1,546	\$ 3,042	\$ 12,366	\$ 24,051	\$ 36,417
\$ 309	\$ 309		\$ 2,473	-	\$ 2,473
\$ 320		\$ 320		\$ 1,918	\$ 1,918
\$ 562		\$ 562		\$ 3,371	\$ 3,371
\$ 463		\$ 463		\$ 2,780	\$ 2,780
\$ 1,654	\$ 309	\$ 1,345	\$ 2,473	\$ 8,069	\$ 10,542
\$ 27,761	\$ 9,299	\$ 18,462	\$ 59,505	\$ 164,120	\$ 223,625
			\$ -	\$ 2,500	\$ 2,500
			\$ -	\$ 2,500	\$ 2,500
				\$ 1,500	\$ 1,500
			\$ -	\$ 1,500	\$ 1,500
			\$ 59,505	\$ 164,120	
			\$ -	\$ 2,500	
			\$ -	\$ 1,500	
			\$ 59,505	\$ 168,120	

RESOLUTION NO. 14-063

**A RESOLUTION OF THE VENTURA COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE DIRECTOR OF THE RESOURCE MANAGEMENT
AGENCY, OR DESIGNEE, TO SUBMIT A GRANT APPLICATION SEEKING
FUNDING TO UPDATE THE VENTURA COUNTY LOCAL COASTAL PLAN**

WHEREAS, the Budget Act of 2013 provides an appropriation of \$1 million for California Coastal Commission grants in FY14-15 to local governments to support Local Coastal Program (LCP) planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of an LCP, an Area of Deferred Certification, or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise; and

WHEREAS, the County of Ventura (County) has an effectively certified LCP; and

WHEREAS, the County desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the County's LCP; and

WHEREAS, the County commits to and agrees to fully support a planning effort intended to update its certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Ventura hereby authorizes and directs the Director of the Resource Management Agency, or designee, to prepare, execute and submit a grant application package to the California Coastal Commission to seek financial and planning assistance, in the amount of \$168,119, to fund a project that would assist in the completion and submittal to the California Coastal Commission of an Amendment to update the County's LCP.

Upon motion of Supervisor Zalazora, seconded by Supervisor Long, duly carried, the Board hereby adopts the foregoing resolution on this 24th day of June, 2014.



Steve Bennett, Chair
Board of Supervisors

ATTEST:
MICHAEL POWERS,
Clerk of the Board of Supervisors
County of Ventura, State of California

By: _____


Deputy Clerk of the Board





**BOARD MINUTES
BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA**

**SUPERVISORS STEVE BENNETT, LINDA PARKS,
KATHY I. LONG, PETER C. FOY AND JOHN ZARAGOZA
June 24, 2014 at 8:30 a.m.**

CONSENT – RESOURCE MANAGEMENT AGENCY - Planning - Adoption of a Resolution to Authorize the Resource Management Agency Director, or His Designee, to Prepare, Execute, and Submit a Grant Application to the California Coastal Commission Requesting Approximately \$168,119 for the 2014 Local Coastal Plan Planning Grant; All Supervisorial Districts.

- (X) All Board members are present.
- (X) Upon motion of Supervisor Foy, seconded by Supervisor Bennett, and duly carried, the Board hereby hears Consent Item 10 as a Regular Agenda Item and Continues Consent Item 20 to a future date.
- (X) Upon motion of Supervisor Zaragoza, seconded by Supervisor Long, and duly carried, the Board hereby approves the staff recommendations as stated in the respective Board letters for Consent Items 11-19 and 21-34.

By: _____

A handwritten signature in black ink, appearing to read "Brian Palmer", written over a horizontal line.

Brian Palmer

Chief Deputy Clerk of the Board

I hereby certify that the annexed instrument is a true and correct copy of the document which is on file in this office.

Dated: **MICHAEL POWERS**
Clerk of the Board of Supervisors
County of Ventura, State of California

By: _____

A handwritten signature in black ink, appearing to read "Michelle Butler", written over a horizontal line.

Deputy Clerk of the Board



SUPPLEMENTAL FORM A – COASTAL COMMISSION LCP GRANT PROGRAM

◆ Public Benefit/Significance

The proposed project would update Ventura County's Local Coastal Program (LCP) policies and implementing actions related to Environmentally Sensitive Habitat Areas (ESHA). ESHA provides significant scenic, recreational, educational, scientific, and public health benefits. It includes habitats that constitute the foundation of an ecosystem that play a critical role in the lives of diverse species of animals and plants. The County's current, and inadequately funded, challenge is to better address potential conflicts between private development and the protection of ESHA within its LCP.

As described in the Memorandum (dated March 25, 2003) authored by John Dixon, Ph.D., there are three important elements to the Coastal Act's definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Ventura County's coastal zone contains numerous environmentally sensitive habitat areas including but not limited to tidepools, beaches and sand dunes, creeks and riparian corridors, wetlands, and upland habitats such as chaparral.

Second, in order for an area to be designated ESHA, the species or habitat must be either rare or especially valuable. Rarity can take different forms. Most rare species in Ventura County are globally rare but locally abundant. They have suffered serious decline and are reduced to a small fraction of their original range, but where present may occur in large numbers or cover large local areas. Alternatively, habitats may be geographically widespread but occur everywhere in low abundance, as in the case of California native perennial grasslands. The value of a habitat or species is based on its special role in the ecosystem. Examples include areas that provide habitat for endangered species, protect water quality, or provide essential corridors linking one sensitive habitat to another.

Finally, ESHA are those areas that could easily be disturbed or degraded by human activities. In Ventura County, this is exemplified in the Santa Monica Mountains. The Santa Monica Mountains in unincorporated Ventura County ranges from Pt. Mugu to the County line. It includes over 44,000 acres with large stretches of undisturbed coastal habitat, consisting primarily of coastal sage scrub and chaparral. The California Coastal Commission (CCC) found that the undeveloped native habitats within the Santa Monica Mountains are ESHA because of their valuable roles in that ecosystem. The Commission further determined that these habitats could be easily disturbed or degraded and are, in fact, highly vulnerable given the heavily urbanized context of the landscape surrounding the Santa Monica Mountains.

Although Ventura County is committed to protecting and preserving the public benefits ESHA provides to its residents and visitors, disturbance from private development has already substantially fragmented and isolated many areas of native habitat. In the future, further loss of natural areas and habitat linkages could result in certain habitats and/or plant and animal species becoming rarer and their protection more critical. Should that occur, project applicants will be required to not only engage in the County's permit process but may be required to apply to State and Federal agencies

due to the presence of a threatened or endangered species or its habitat. A failure to address impacts to ESHA now could therefore result in more limitations on private use of property in the future.

It is clear that additional financial support from the CCC for the purpose of developing well-defined ESHA policies and realistic mitigation measures is needed. Without additional support, the County will continue to be challenged in its attempts to address complex regulatory issues and competing development pressures in the coastal zone. If Ventura County's ESHA policies and development regulations do not effectively provide for the orderly, balanced utilization and conservation of coastal zone resources, then development pressures may have irreparable and long-lasting impacts to coastal biological resources.

◆ **Relative Need for LCP Update/Extent of Update**

Ventura County's LCP consists of a Coastal Area Plan (CAP), Coastal Zoning Ordinance (CZO), zone district maps, and implementing actions which meet the requirements of and implement the provisions of the Coastal Act at the local government level. Ventura County's CAP was certified in June 1982 followed by certification of the CZO in October 1983. With the exception of the recently certified Phase I LCP Update in February 2013, which addressed minor revisions to the language, organization and format of the CZO, Ventura County's LCP is still largely in its 1982-1983 form.

The County is currently engaged in Phase II of the LCP Update, which includes developing text amendments that primarily address resource-related areas such as tree protection, archaeology/paleontology, landscape (water resources), coastal trail, biology, and sea-level rise. Other targeted subject areas include parking regulations, film permits, and sign regulations.

According to the CCC LCP Update Guide (originally published April 2007 and revised July 31, 2013) the natural resources component of the LCP should include definitions that are consistent with the Coastal Act, methods to identify all ESHA, accurate ESHA resource maps, and policies and land use designations that ensure compatibility between ESHAs and adjacent land uses. In response to this directive, Ventura County proposes to establish development standards in the CZO that are consistent with updated ESHA policies in the CAP that maintain the ecological integrity of the Mediterranean ecosystems of the coastal Santa Monica Mountains. The Santa Monica Mountains fall within the jurisdictional boundaries of Ventura and Los Angeles Counties and the City of Malibu. To advance the preservation and enhancement of larger, contiguous areas of ESHA, Ventura County needs to explore alternative ESHA policies such as those developed by Malibu and Los Angeles County in its LCP.

Included in the City of Malibu LCP is the CCC's Habitat Impact Mitigation In-Lieu Fee Program. This program provides a procedure to avoid a "takings" when projects are proposed in areas designated as ESHA and are found inconsistent with Coastal Act Section 30240, which limits development in ESHA to resource dependent uses. Los Angeles County's proposed LCP includes a Resource Conservation Plan (RCP), which will provide off-site impact mitigation through purchase of key parcels containing ESHA. The RCP will also track the habitat mitigation fee that would have been collected under the CCC's Habitat Impact Mitigation In-Lieu Fee Program for each individual coastal development permit that includes the removal of ESHA and debit this from the RCP account to which Los Angeles County has proposed \$2 million dollars for habitat acquisition. Both

the City of Malibu and County of Los Angeles approaches were found by the CCC to comply with the Coastal Act.

Using funds from this grant, Ventura County would develop a combination of policies and implementation standards that will draw upon and benefit from the experience gained through the efforts of the City of Malibu and the County of Los Angeles. Achieving this goal will, in turn, help maintain the ecological integrity of a regionally and globally significant landscape. The development of clear regulatory policies and standards for ESHA would also benefit landowners within the coastal areas of Ventura County by providing a clear set of regulations for the land development process.

The ecological importance of ESHA, when combined with the age of Ventura County's regulations, provide a strong reason to update the County's LCP to reflect current knowledge, policies, and standards for biological resources. For example, the coastal biological resource maps in the LCP no longer reflect existing conditions or correctly identify biological resource locations. Since the certification of the current LCP, many sensitive species and habitats were identified, changes to coastal regulations were adopted at the state and federal level, and numerous CCC procedural guidance documents were published that clarify the purpose and intent of the Coastal Act.

The success of the proposed LCP update will depend upon the County's ability to develop ESHA policies that balance development potential with the preservation of large contiguous segments of land supporting the ecological functions of ESHA. As can be seen from previous Coastal Commission actions, there are certified and proposed alternatives to avoid and mitigate for the loss of ESHA. If the County is afforded an opportunity to develop more effective ESHA policies, development standards, and mitigation strategies, the proposed project will augment efforts by the City of Malibu and the County of Los Angeles.

◆ Addressing the Effects of Climate Change

The County recognizes the importance of addressing the effects of climate change in the LCP. At this time, staff found that it makes more sense to devote existing, limited resources to an LCP update focused on ESHA preservation rather than climate change for the following reasons:

- Unresolved CCC Policies: Ventura County's coastline is unique, with a majority of the area bordered by US Highway 101 and Highway 1. Development is limited to existing residential communities, and both the State highways and residential development is protected by seawalls. Until the Coastal Commission addresses the legal challenges with seawalls and how the law interprets the discretionary power the Commission retains, Ventura County is not in a position to develop relevant policies and development standards as these could potentially conflict with the Commission's Draft Sea-Level Rise Policy Guidance.
- Habitat Fragmentation is Related to Climate Change: Providing protections for coastal biological resources does address climate change. Habitat fragmentation can aggravate the effects of climate change on terrestrial habitats. Warming temperatures will likely stress ecosystems and species at a faster pace than has typically occurred during past periods of global climatic change. The stability of coastal biological resources will be influenced by concentrations of atmospheric carbon dioxide, temperature, and precipitation. Many species will be confined to smaller areas within their previous ranges resulting in smaller populations and reduced genetic variability, or

will need to shift their ranges to track more favorable conditions. The ability of species to adapt and persist in a changed environment will be influenced by pressure from human activities.

- **Fiscal Realities:** Currently available funds are a better match for the costs associated with the ESHA project than they are for a project that addresses sea-level rise. In addition, the County's proposed ESHA project would leverage a substantial amount of committed funds and technical work products that would otherwise fail to result in regulatory change. No leveraged funds are available for an LCP update that addresses climate change.

It is likely that the current rate of ESHA destruction and fragmentation due to residential development and other human actions has resulted in a greater loss of biodiversity in Ventura County than losses due to sea-level rise to-date. Climate change has and will continue to affect biodiversity either directly or in combination with other drivers of change. As funding becomes available and as the CCC clarifies its policies on sea-level rise, Ventura County will seek opportunities to amend the LCP for the purpose of addressing the effects of climate change.

◆ **Likelihood of Success/Effectiveness**

The success of the proposed project is dependent on the public's perception of the value of ESHA and their understanding of the way land use decisions today will affect the long term preservation of existing biological resources within the coastal zone. Proposed amendments to LCP ESHA policies are likely to result in a substantial level of public controversy and comment. The County's public outreach program is designed to engage the entire community throughout the process, including public meetings and website information that inform the public of the County's progress and obtain feedback on draft text amendments. Additionally, a Technical Advisory Committee (TAC) has been formed to bring the best available science, information and analytical insight to the effort. Proposed text amendments will be carefully presented to the Planning Commission and Board of Supervisors so they are knowledgeable of the proposed changes and can make an informed decision on ESHA LCP amendments.

With the certification of the Phase I update and the current work on Phase II underway, Ventura County has demonstrated its willingness and commitment to complete a comprehensive update of its LCP. However, in the absence of effective policy and clearly articulated development standards, Ventura County's LCP will not be as effective in protecting ESHA without the proposed project. A failure to obtain grant funds will likely result in a decline of the ecological value of Ventura County's coastal biological resources through the subdivision and development process.

◆ **Workload and Permit Streamlining**

The proposed work plan under this LCP Planning Grant would extend the current LCP Update process through the year 2017. Monthly meetings and online reviews with CCC staff would continue following completion of the Phase II update review process. The Project Manager for the current LCP update (a Senior Planner with the Planning Division) would continue to manage the proposed LCP update for ESHA, but much of the technical work would be performed by the Planning Division's Staff Biologist and a biological consultant. The consultant would be responsible for assisting the Planning Staff Biologist to develop ESHA policies and mitigation strategies that comply with the California Coastal Act Chapter 3 and the County's LCP. The consultant will be selected based on his/her knowledge of coastal biological resources in Ventura County, the Coastal

Act, and familiarity of effective mitigation measures for the protection of ESHA.

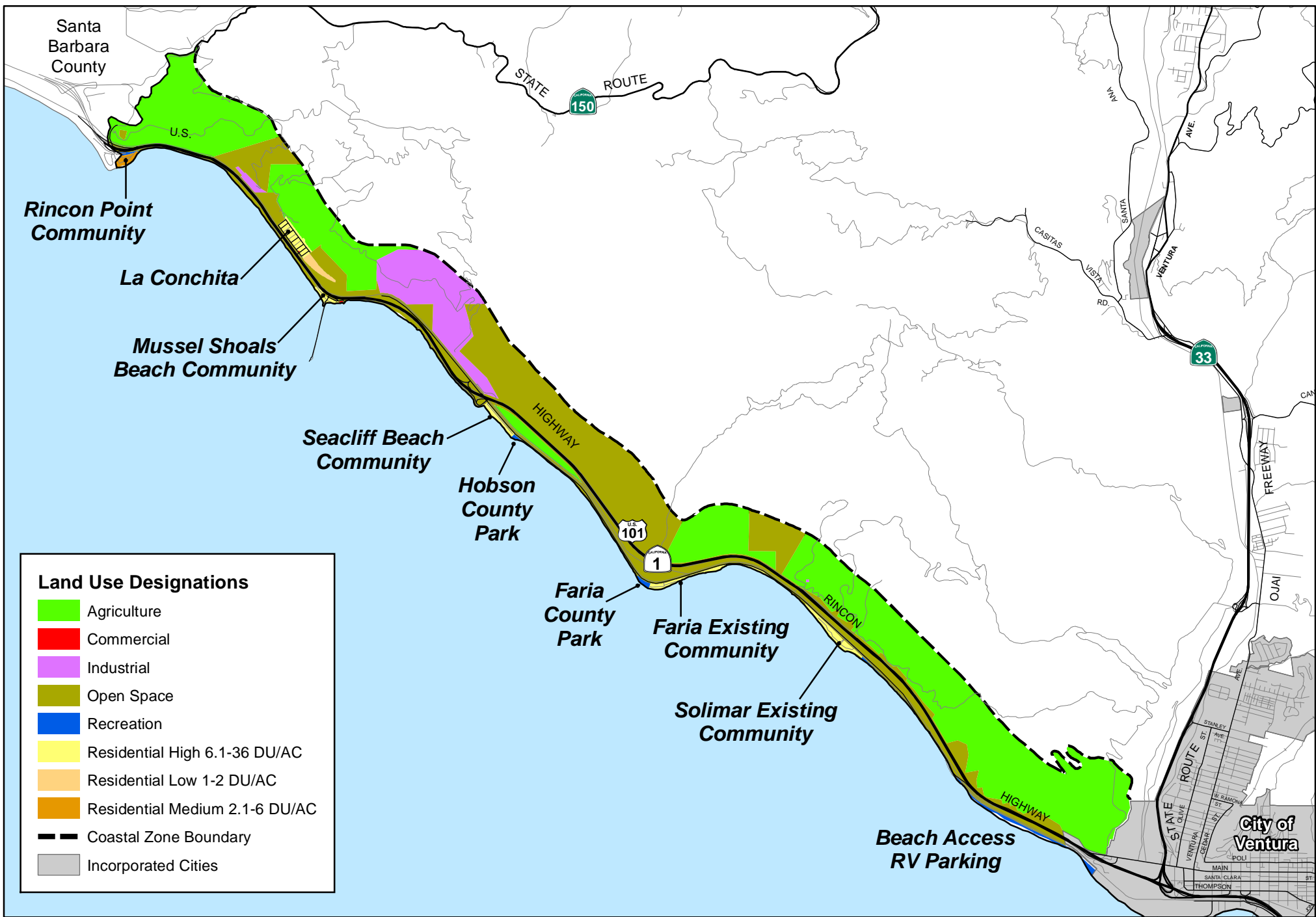
Staff identified goals and objectives for the proposed LCP update that provide a framework for this work effort, which would include streamlining and standardizing the biological resource environmental review process during the discretionary review process. The research and draft LCP amendments prepared under the Coastal Impact Assistance Program (CIAP) projects (described below) will help County staff develop and justify policies and mitigation standards that can be applied consistently from project to project and that effectively mitigate impacts to significant coastal biological resources. This in turn will avoid project delays by identifying appropriate biological resource mitigation/conservation options early in the process and, more importantly, it will avoid an inconsistent, piecemeal approach to impact mitigation.

◆ **Project Integration/Leverage/Matching Funds**

There are two leveraged resources for the grant application, both of which are projects funded through grants to Ventura County from the Coastal Impact Assistance Program (CIAP): the Coastal Biology project and the Local Coastal Program (LCP) Update, Phases I/II. Both projects include a broad range of tasks with a common objective of developing updated policies and guidelines for the identification and protection of significant coastal biological resources and mitigation strategies that can be applied when processing permit applications. The information below summarizes the Coastal Biology and LCP Update projects and describes the current gap in funding needed to complete LCP amendments for significant coastal biological resources. The grant agreement performance period expiration date when funding expires for both CIAP projects is December 2016.

- Coastal Biology: The Coastal Biology project includes the critical scientific analysis process that will support and guide the development of text amendments to the LCP related to ESHA. This project is focused on technical studies to support identifying and conserving ESHA in the coastal Santa Monica Mountains. Tasks that are partially complete include a draft ESHA assessment methodology and draft ratios, guidelines and standards for on-site and off-site impact mitigation. Uncompleted tasks include the development of recommendations for LCP amendments, project implementation and educational materials, and training for staff and consulting biologists.
- LCP Update: The Phase II LCP Update will prepare the way for new ESHA policies and development standards to be incorporated into the LCP. Phase II of the LCP Update project includes a wide range of substantive policy or regulatory modifications to the CAP and CZO. If Phase II is to be certified, it will need to be formally submitted to the CCC in early 2016 to ensure there is ample time for CCC staff to review and approve the LCP amendment. Scheduled monthly meetings with CCC staff have afforded the Phase II LCP Update an in-depth preliminary review, and CCC staff is confident that Ventura County has set realistic goals to have Phase II certified before the December 2016 expiration date.

Coastal biology is a key area of interest within the California Coastal Act. When combined with the leveraged resources, ongoing processes, and work products associated with the Coastal Biology and LCP Update projects currently underway, funds from this grant program will result in effective regulatory change that supports a key area of interest within the California Coastal Act.



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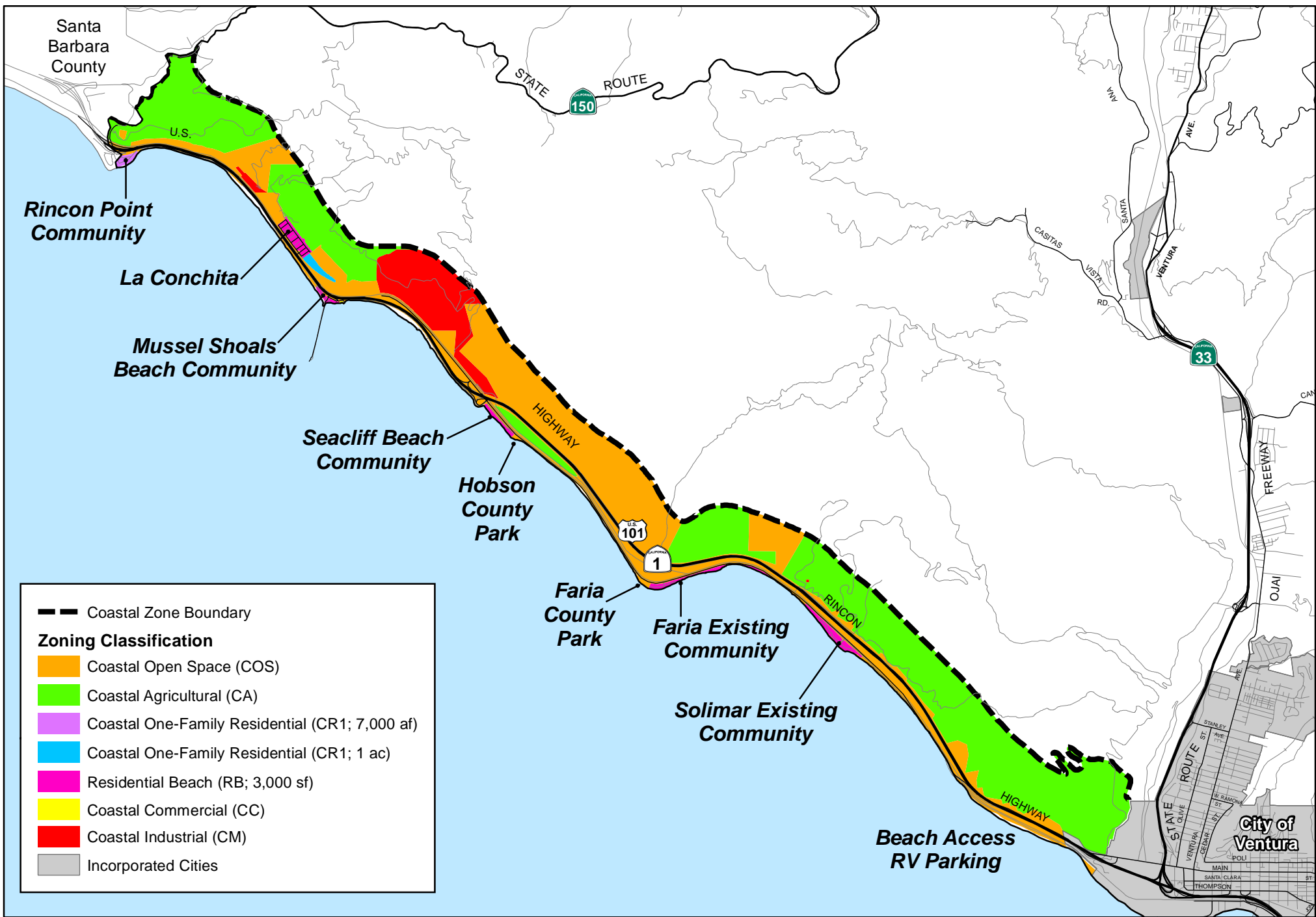


Ventura County Coastal Area Plan North Coast - Land Use Map



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Ventura County Coastal Area Plan North Coast - Zoning Map



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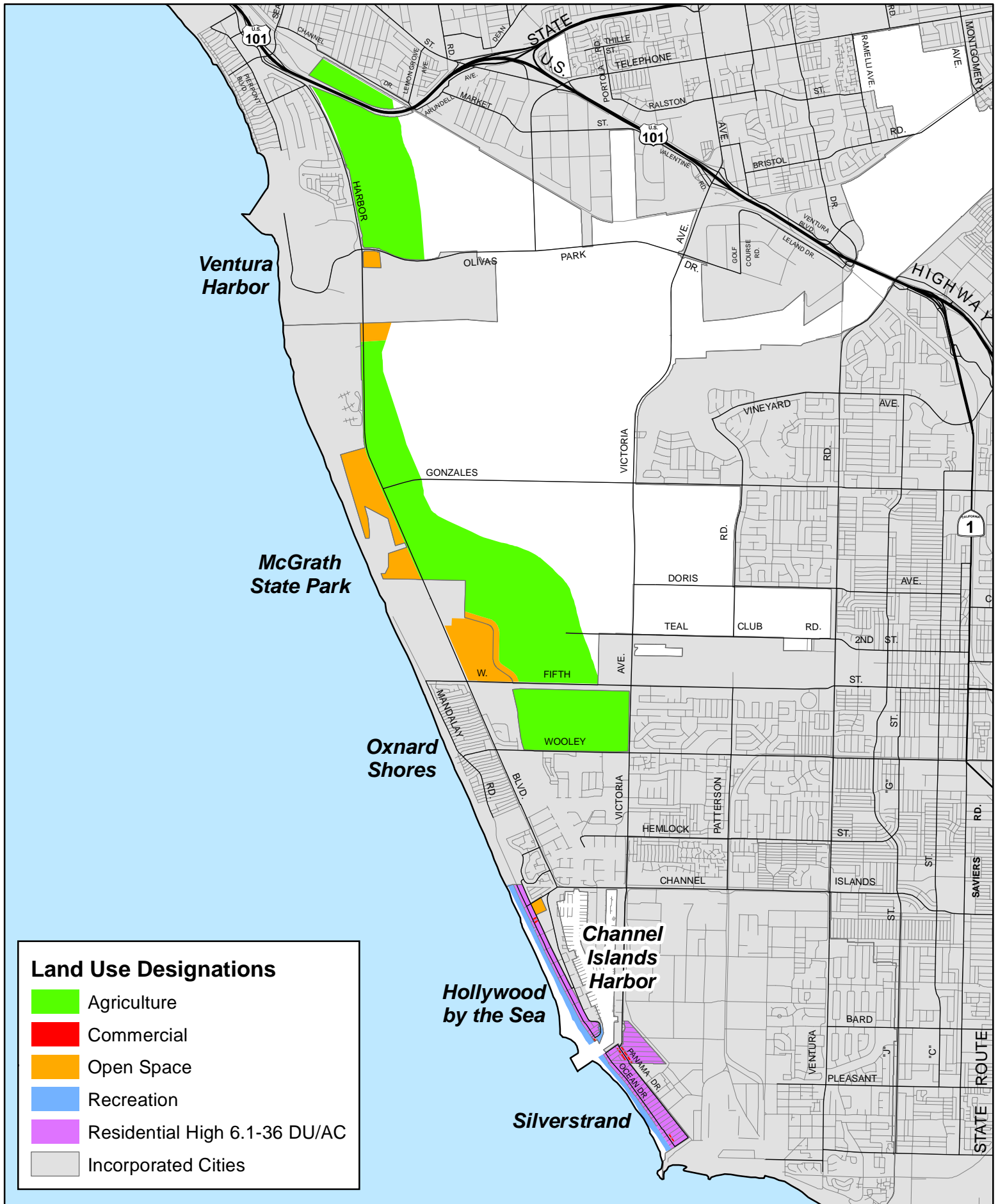


Ventura County Coastal Area Plan North Coast-Boundary on Aerial Map



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Ventura County Coastal Area Plan

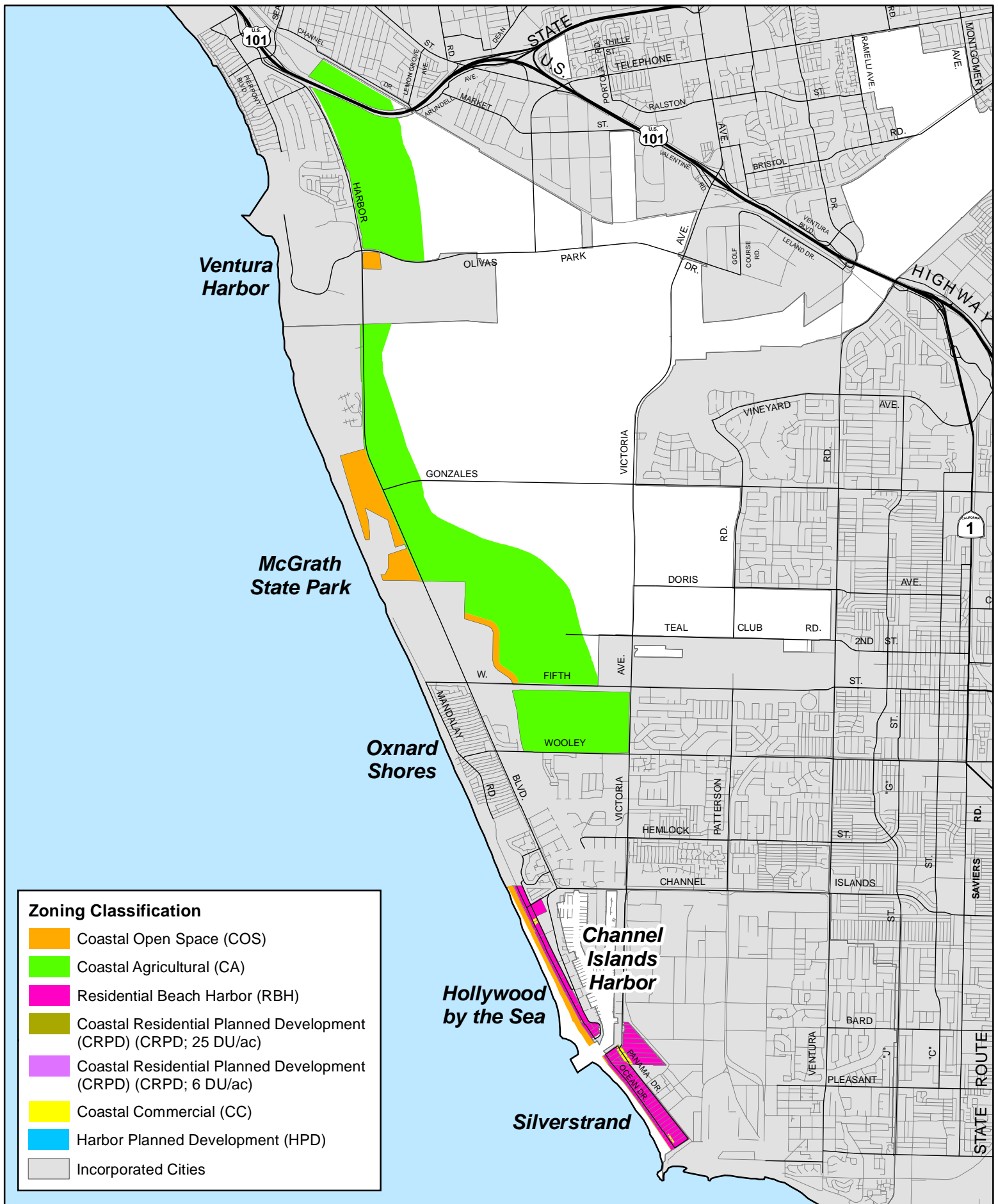
Central Coast

Land Use Map

0 0.25 0.5 1 Miles



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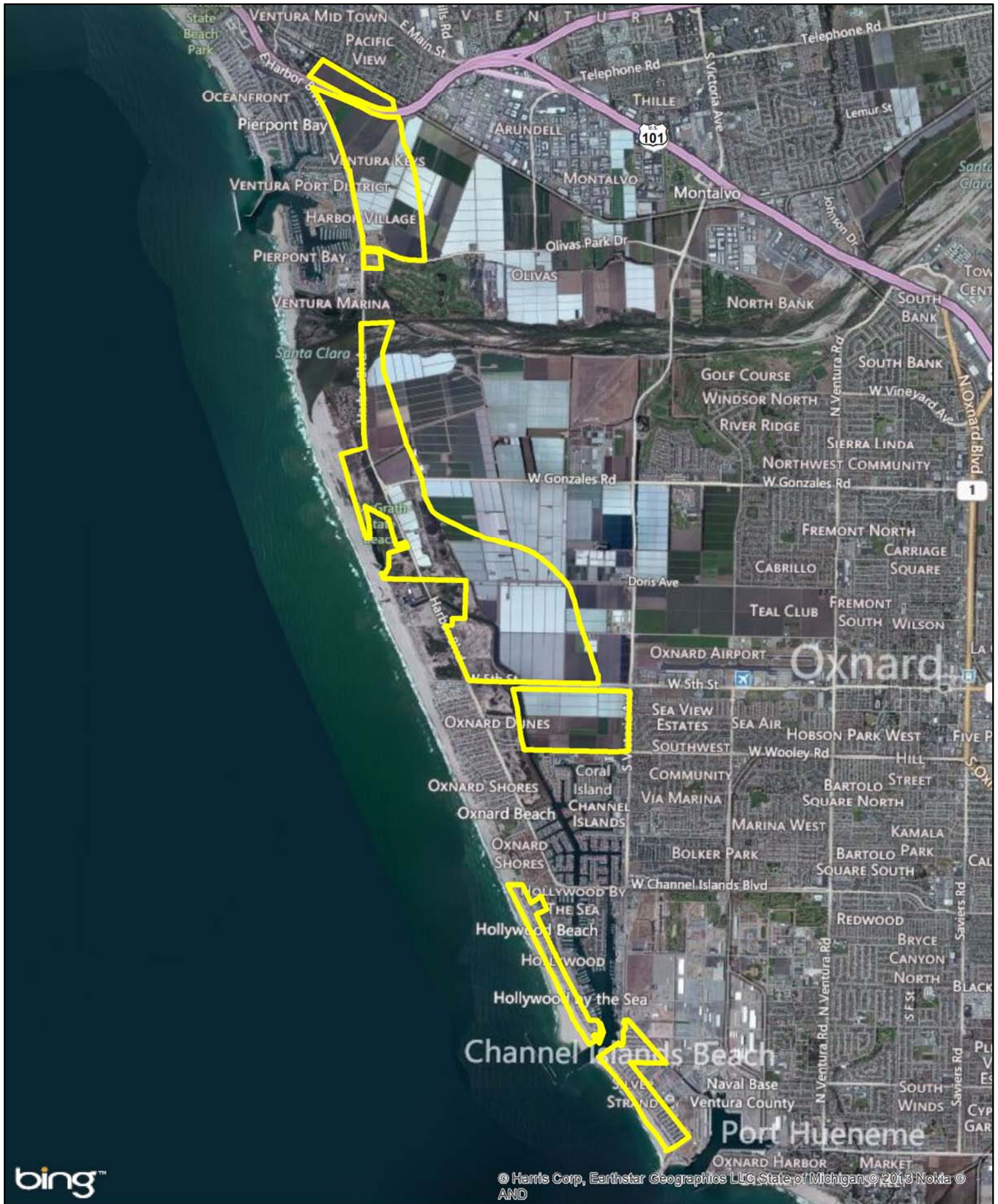


Ventura County Coastal Area Plan Central Coast Zoning Map

0 0.25 0.5 1 Miles



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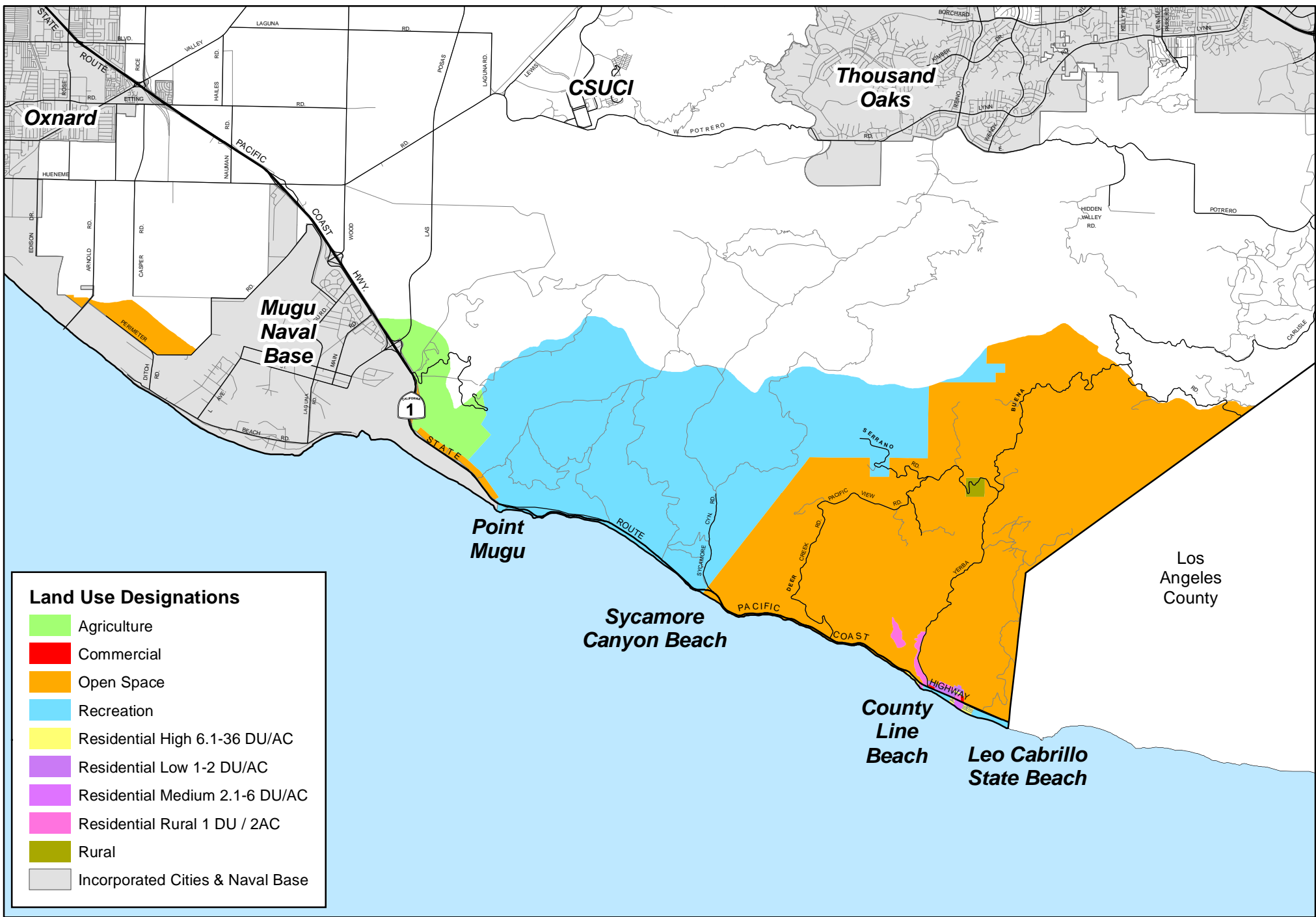


Ventura County Coastal Area Plan Central Coast-Boundary on Aerial Map

0 0.375 0.75 1.5 Miles



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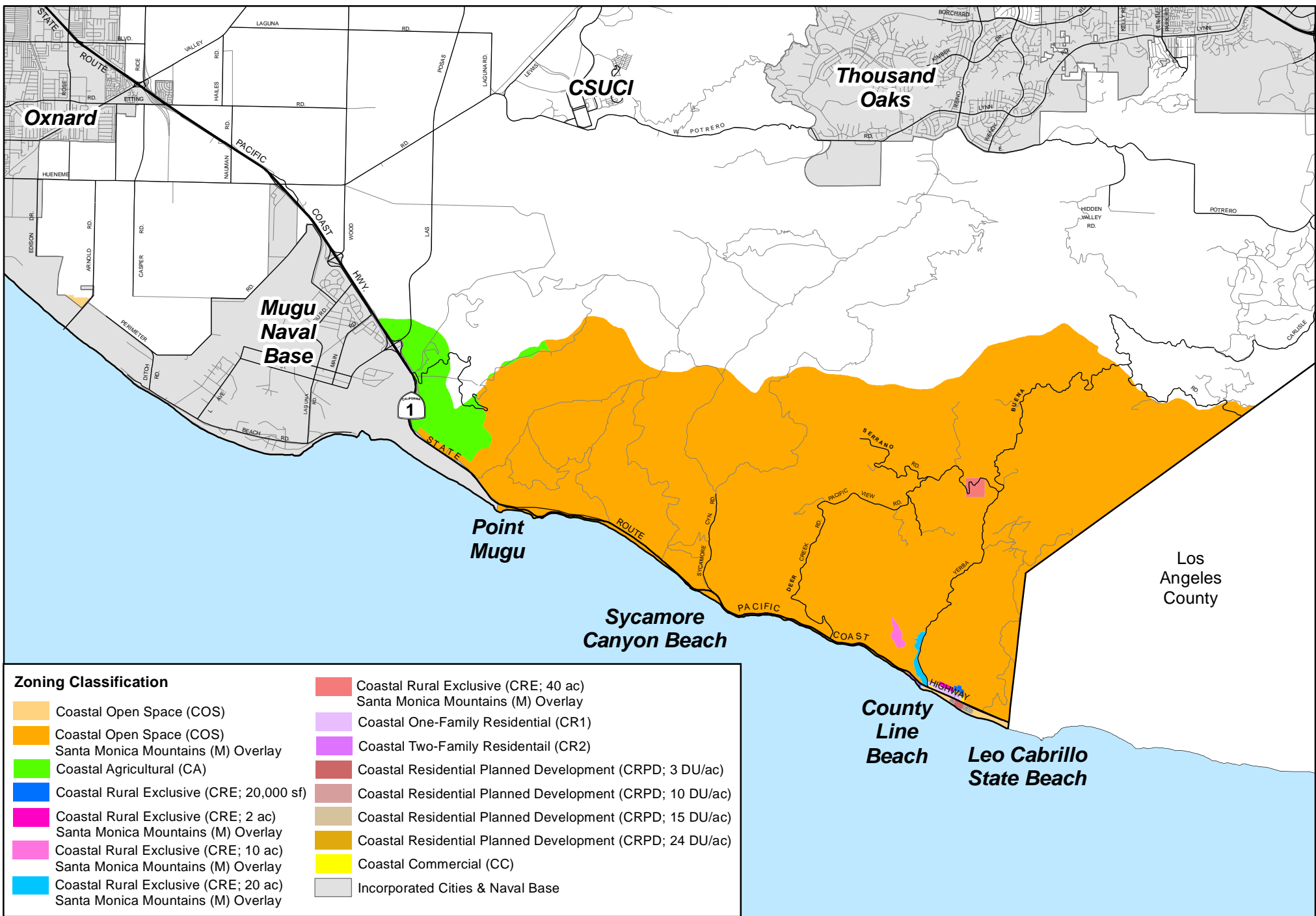


Ventura County Coastal Area Plan South Coast - Land Use Map

0 0.5 1 2 Miles

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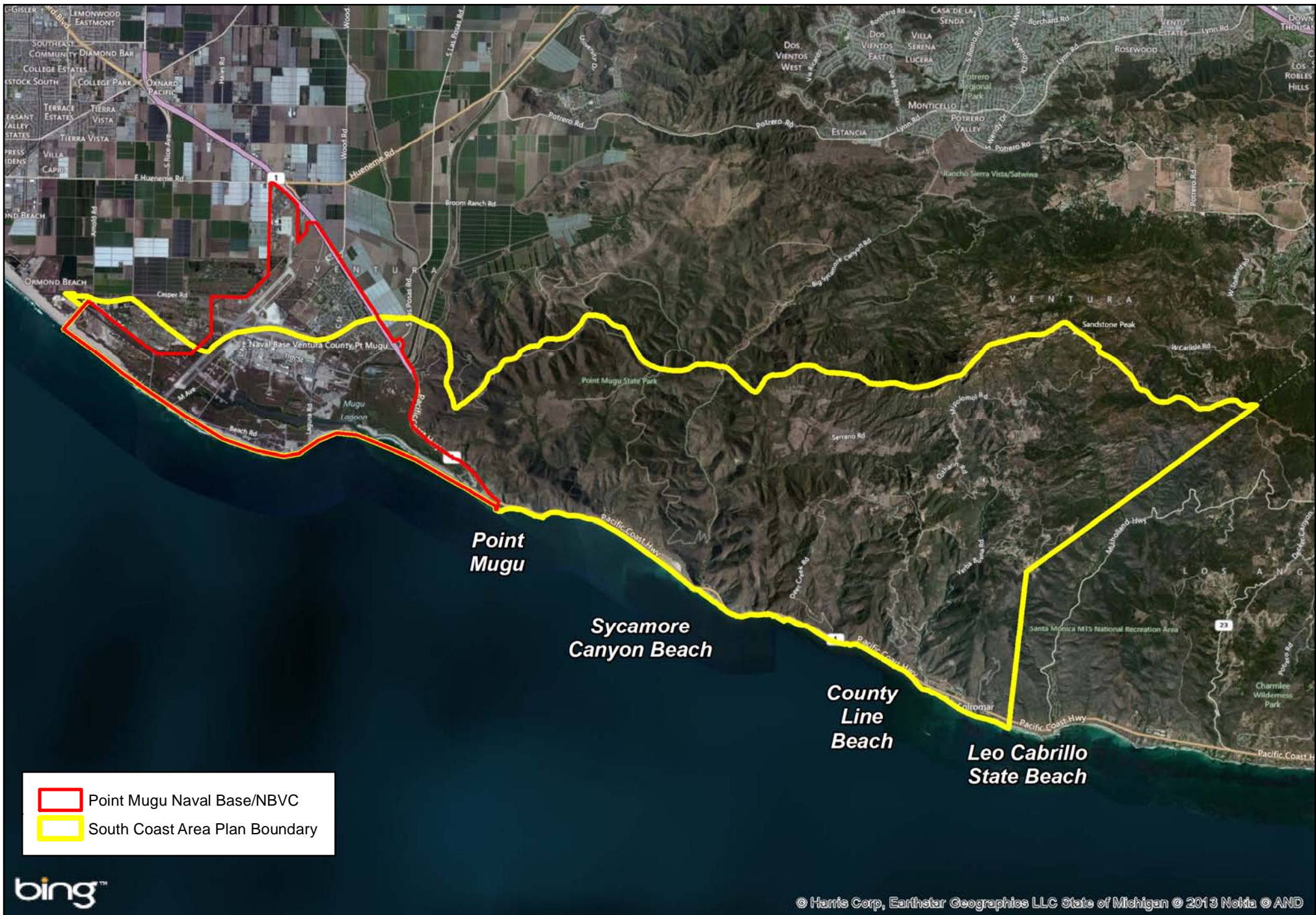


Ventura County Coastal Area Plan South Coast - Zoning Map

0 0.5 1 2 Miles

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Ventura County Coastal Area Plan South Coast-Boundary on Aerial Map



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